

**SNAPSHOT of HOME Program Performance--As of 06/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Omaha Consortium**

State: **NE**

PJ's Total HOME Allocation Received: **\$36,106,974**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	2		
<b>Program Progress:</b>							
% of Funds Committed	91.02 %	92.76 %	2	92.82 %	34	33	
% of Funds Disbursed	79.57 %	83.57 %	2	82.38 %	26	29	
Leveraging Ratio for Rental Activities	5.09	5.36	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.75 %	97.18 %	2	80.69 %	65	54	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.51 %	65.75 %	2	67.01 %	35	35	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	79.79 %	80.45 %	2	79.23 %	37	37	
% of 0-30% AMI Renters to All Renters***	36.56 %	42.11 %	2	44.47 %	35	33	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	99.82 %	98.87 %	1	93.93 %	69	62	
<b>Overall Ranking:</b>				In State:	2 / 2	Nationally:	57
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$20,995	\$17,526		\$24,984	569 Units	29.00	%
Homebuyer Unit	\$19,049	\$18,496		\$14,192	279 Units	14.20	%
Homeowner-Rehab Unit	\$39,767	\$21,945		\$20,036	74 Units	3.80	%
TBRA Unit	\$3,309	\$2,206		\$3,164	1,041 Units	53.00	%

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Omaha Consortium NE

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,424	\$90,905	\$44,294
State:*	\$77,091	\$90,134	\$22,695
National:**	\$86,663	\$70,545	\$22,663

**CHDO Operating Expenses:**  
(% of allocation)

PJ:	<span style="border: 1px solid black; padding: 2px;">0.0</span> %
National Avg:	<span style="border: 1px solid black; padding: 2px;">1.1</span> %

**R.S. Means Cost Index:** 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">61.5</span>	<span style="border: 1px solid black; padding: 2px;">50.5</span>	<span style="border: 1px solid black; padding: 2px;">44.6</span>	<span style="border: 1px solid black; padding: 2px;">50.6</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">31.8</span>	<span style="border: 1px solid black; padding: 2px;">40.1</span>	<span style="border: 1px solid black; padding: 2px;">51.4</span>	<span style="border: 1px solid black; padding: 2px;">44.4</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.5</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.6</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">5.6</span>	<span style="border: 1px solid black; padding: 2px;">7.2</span>	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">52.0</span>	<span style="border: 1px solid black; padding: 2px;">29.7</span>	<span style="border: 1px solid black; padding: 2px;">40.5</span>	<span style="border: 1px solid black; padding: 2px;">39.9</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">22.7</span>	<span style="border: 1px solid black; padding: 2px;">22.2</span>	<span style="border: 1px solid black; padding: 2px;">28.4</span>	<span style="border: 1px solid black; padding: 2px;">23.0</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">26.5</span>	<span style="border: 1px solid black; padding: 2px;">8.1</span>	<span style="border: 1px solid black; padding: 2px;">21.3</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">7.4</span>	<span style="border: 1px solid black; padding: 2px;">9.3</span>	<span style="border: 1px solid black; padding: 2px;">10.8</span>	<span style="border: 1px solid black; padding: 2px;">9.0</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">5.0</span>	<span style="border: 1px solid black; padding: 2px;">6.8</span>	<span style="border: 1px solid black; padding: 2px;">4.2</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">4.7</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">44.8</span>	<span style="border: 1px solid black; padding: 2px;">34.1</span>	<span style="border: 1px solid black; padding: 2px;">29.7</span>	<span style="border: 1px solid black; padding: 2px;">41.5</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">12.5</span>	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">21.6</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">24.3</span>	<span style="border: 1px solid black; padding: 2px;">34.8</span>	<span style="border: 1px solid black; padding: 2px;">25.7</span>	<span style="border: 1px solid black; padding: 2px;">50.9</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">12.7</span>	<span style="border: 1px solid black; padding: 2px;">22.6</span>	<span style="border: 1px solid black; padding: 2px;">20.3</span>	<span style="border: 1px solid black; padding: 2px;">4.9</span>
Other:	<span style="border: 1px solid black; padding: 2px;">5.8</span>	<span style="border: 1px solid black; padding: 2px;">6.8</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">18.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">1.1</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">4.6</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">75.7</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 106

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —**  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Omaha Consortium State: NE Group Rank: 57  
 (Percentile)  
 State Rank: 2 / 2 PJs Overall Rank: 57  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	<b>96.75</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	<b>62.51</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>79.79</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	<b>99.82</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	<b>3.07</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

